







**DC**  
LANE

SELL • LET • MANAGE

Forest Avenue, Plymouth, PL2 3QD  
£295,000 Freehold

 4  1  2  D



£295,000

# Forest Avenue

## Plymouth, PL2 3QD

- Semi Detached Edwardian Property
- Upstairs Bathroom and Downstairs WC
- Popular Peverell Location
- Two Reception Rooms
- Spacious Accommodation
- Four Bedrooms
- Wealth Period Features
- Low Maintenance Garden
- Modern & Contemporary Kitchen
- Council Tax Band C

DC Lane are extremely proud to introduce to the market this exquisite four bedroom period home located in a quiet street within the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Central Park for leisure pursuits.

Upon entering, the welcoming hallway leads into two inviting reception rooms separated by pocket doors. These versatile spaces are ideal for both relaxation and entertaining, providing a warm and welcoming atmosphere offering a wealth of period features including fireplaces, ceiling roses and ornate cornicing. The generously proportioned kitchen blends period charm with modern functionality. With wooden countertops, abundant cabinetry, and a striking herringbone patterned floor, the space radiates timeless elegance.

To the first floor there are three generously sized bedrooms all featuring period fireplaces and one single bedroom serviced by a well appointed bathroom, additionally there is a downstairs WC for extra convenience and guests.

To the rear there is a low maintenance generous garden laid with artificial grass. There is also a paved area, side access and external storage shed. The garden can be accessed directly from both the kitchen and the dining area, creating a seamless indoor-outdoor flow perfect for summer dining.

This Edwardian semi-detached house is a wonderful opportunity for those seeking a beautifully decorated home with ample space and character. With its charming features and prime location close to excellent schooling, it is sure to be a desirable choice for any prospective buyer. A viewing is highly recommended.



### Ground Floor

|              |                              |
|--------------|------------------------------|
| Lounge       | 11'11" x 12'4" (3.65 x 3.76) |
| Dinning room | 9'6" x 12'4" (2.90 x 3.77)   |
| Kitchen      | 9'11" x 20'0" (3.04 x 6.11)  |

### First Floor

|           |                             |
|-----------|-----------------------------|
| Bedroom 1 | 9'7" x 12'4" (2.93 x 3.76)  |
| Bedroom 2 | 9'7" x 12'4" (2.93 x 3.77)  |
| Bedroom 3 | 9'11" x 12'2" (3.04 x 3.73) |
| Bedroom 4 | 5'3" x 12'4" (1.62 x 3.76)  |
| Bathroom  | 5'9" x 7'3" (1.77 x 2.22)   |

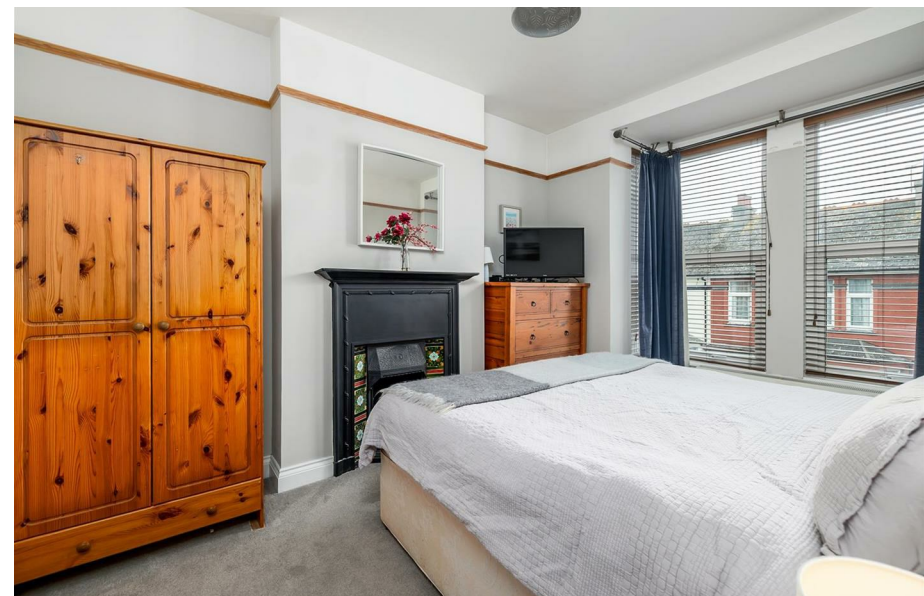


## Directions

From our office follow Hyde Park road all the way until Outland road, merge on traffic to your right. Take the first exit on your left, Ham drive. Take a right turn to Langstone road, follow the road until you get to Beauchamp road on your left, take a right turn into Forest Avenue.

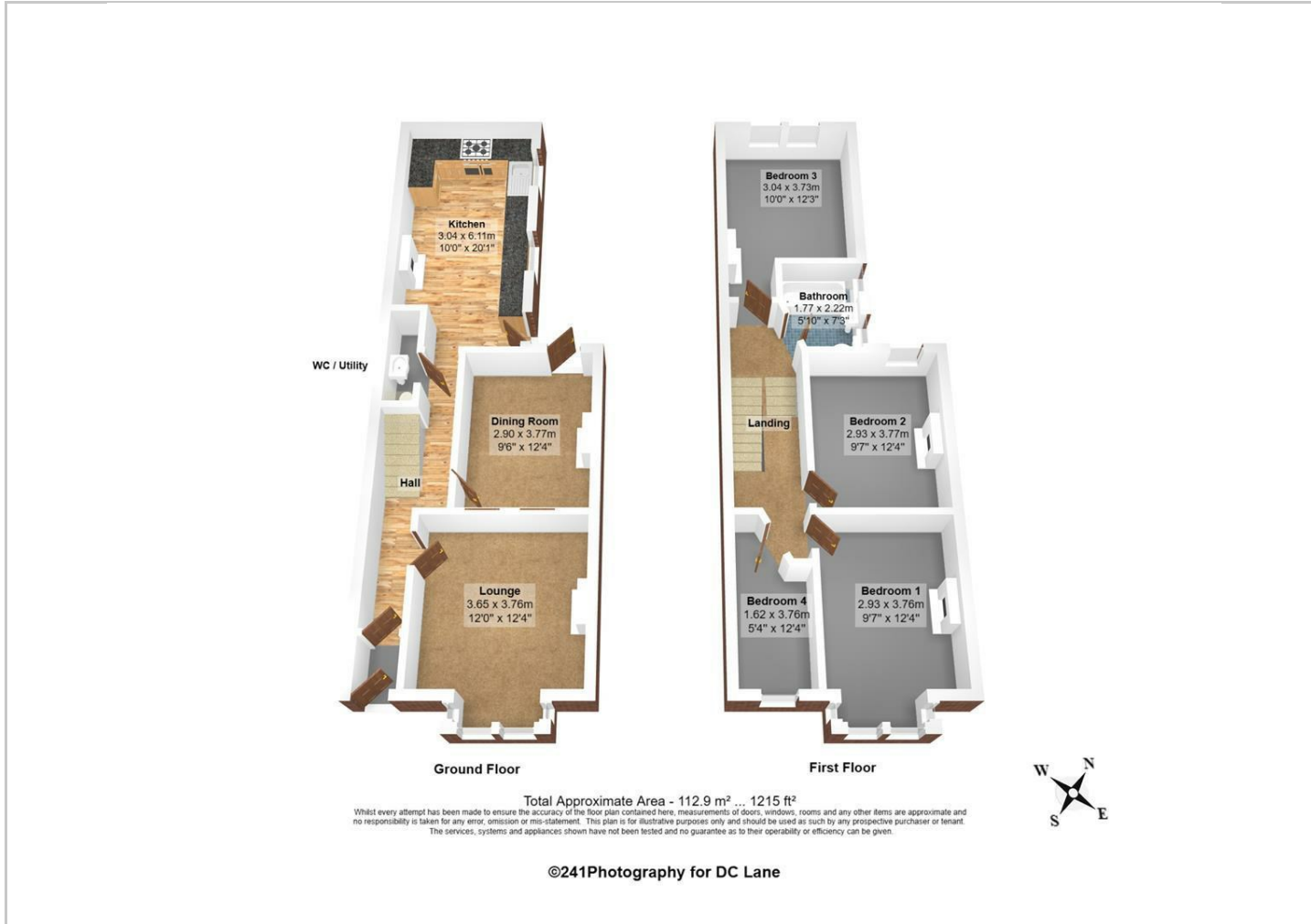
**Council Tax Band: C**

## Scan for Material Information

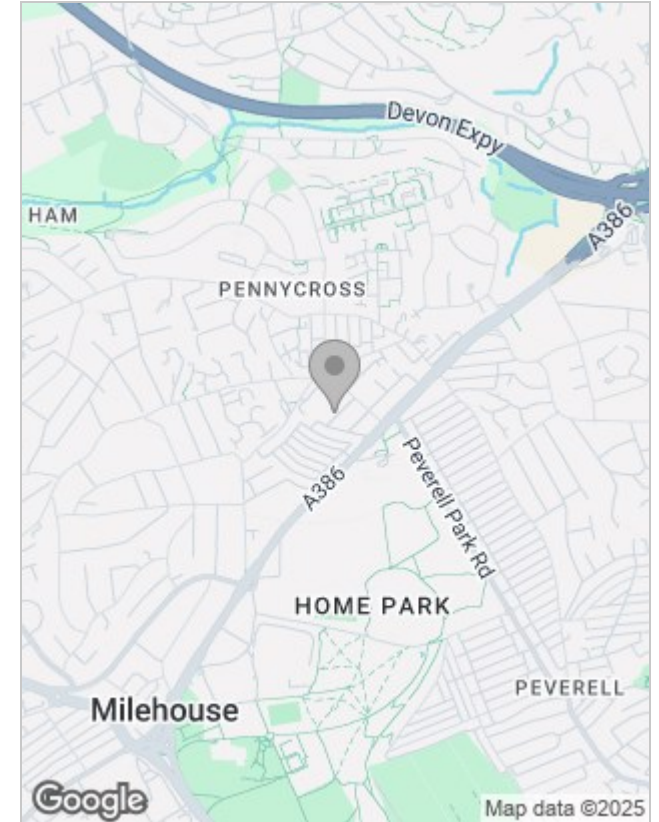




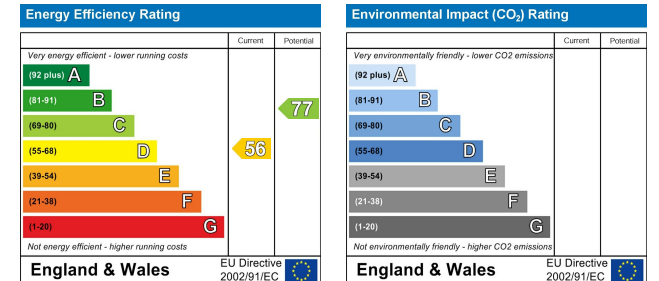
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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